

SPECIAL MEETING OF BERKELEY COUNTY COUNCIL

Chairman: Mr. James H. Rozier, Jr., Supervisor
Vice-Chairman: Mrs. Judith K. Spooner, District No. 2

JUNE 17, 2002

A SPECIAL MEETING OF BERKELEY COUNTY COUNCIL was held on Monday, June 17, 2002, in the Assembly Room of the Berkeley County Office building, 223 North Live Oak Drive, Moncks Corner, South Carolina, at 8:21 p.m.

PRESENT: Mr. James H. Rozier, Jr., Supervisor, Chairman; Mr. Milton Farley, Councilmember District No. 1; Mrs. Judith K. Spooner, Councilmember District No. 2; Mr. William E. Crosby, Councilmember District No. 3; Mr. Charles E. Davis, Councilmember District No. 4; Mr. Steve M. Vaughn, Councilmember District No. 5; Mrs. Judy C. Mims, Councilmember District No. 6; Mr. Caldwell Pinckney, Jr., Councilmember District No. 7; Mr. Henry L. Richardson, Jr., Councilmember District No. 8; Mr. D. Mark Stokes, County Attorney; and Ms. Barbara B. Austin, Clerk of County Council.

The requirements of the Freedom of Information Act have been complied with by posting the time, date, place and copy of Agenda of this Special Meeting of Berkeley County Council at the entrance to the Berkeley County Office Building, 223 N. Live Oak Drive, Moncks Corner, South Carolina, and a copy of such notice was mailed to all Councilmembers, the News media, and all interested citizens.

Chairman Rozier called the meeting to order and stated the invocation and the Pledge of Allegiance was held earlier.

He stated that first was a **Resolution** approving the acceptance of various grants from the State of South Carolina, Department of Commerce, to provide for engineering and related services for **Project Bluebell**.

It was moved by Councilmember Crosby and seconded by Councilmember Farley to send the Resolution for Project Bluebell to Full Council for adoption. The motion passed by unanimous voice vote of Council. (A copy of Resolution No. 02-26 is attached to these Minutes.)

Chairman Rozier stated there are two rezoning requests; one is to change from Heavy Industrial to Light industrial; and the other is to change from General Commercial to Light Industrial. He stated there is a truck stop in Sangaree and there is a building behind it that is available for lease. The County has an opportunity to lease the building to an industry that would do light manufacturing such as toothbrush, plastic extrusion, etc. This takes away the opportunity for the nine acres of the truck stop to be expanded any further because the proposed request would change it to Light Industrial. The name of the proposed facility is Coronet and they make toothbrushes, which is controlled by the FDA.

Chairman Rozier read a letter that pertained to the facility as follows: "CORNET WILL FOR THE FIRST YEAR ONLY BE PUTTING THE BRISTLES IN TOOTHBRUSHES. BY THE SECOND YEAR THEY SHOULD HAVE STARTED MAKING THE HANDLES AND HANDLING THE ENTIRE PROCESS ON SITE. THE INDUSTRY IS CONTROLLED BY THE FDA AND IS TREATED LIKE A MEDICAL SUPPLIER, WHICH IS SUBJECT TO FDA INSPECTIONS. IN ADDITION TO THE STRICT REQUIREMENTS OF THE FDA, THEIR PRODUCTS ARE MADE FOR JOHNSON & JOHNSON, PROCTOR AND GAMBLE AND OTHER LARGE CORPORATIONS THAT PUT STRICT REQUIREMENTS ON THEIR PRODUCTION PROCESS. IN REFERENCE TO AIR EMISSIONS, CORONET DOES NOT HAVE A PROCESS THAT PRODUCE OBNOXIOUS ODOR, NOR DOES IT REQUIRE THE VENTING OF MACHINERY. THERE ARE NO HAZARDOUS MATERIALS INVOLVED IN THEIR PROCESS AT ANY POINT. TRUCK TRAFFIC SHOULD NOT BE AN ISSUE AS THEY ONLY EXPECT TO RECEIVE ONE TRUCK PER WEEK FOR THE FIRST YEAR ENDING UP AROUND TWO TRUCKS PER WEEK ONCE THEY REACH FULL PRODUCTION."

Chairman Rozier stated the County had a prospect the building would suit and thought it would be good to have that portion of the property changed where it could not be expanded as a truck stop because we thought that was one thing the community did not want. The request that BCW&SA's property be changed was because it could not be spot zoned. He stated it would give a 9½-acre buffer between the truck stop and the rest of the community. He stated there were some questions in regard to odor; however, he would like to get more information concerning that and bring it back to Council next week. The information received so far is that there would be no odor.

(During periods of discussion and/or presentations minutes are typically condensed and paraphrased.)

Councilmember Davis asked would the facility take up the entire 9 acres?

Mr. Scarborough stated the facility is a 20,000 square foot building and Mr. Bob Barrineau was present to answer some of these questions. He continued that the request would be from the newly constructed road, which has a cul de sac, and all of the property would be east of that.

Mr. Barrineau stated the 19,200 square foot building sits on a 2.25 parcel of land. He stated the 9 acres of Light Industrial would serve as a buffer from the commercial part of the property. Approximately from where the truck stop is to where the pavement ends to the rear of the building that's going in.

Councilmember Vaughn asked what were the plans for the 9 plus acres?

Mr. Barrineau stated it would be similar uses in flex space perhaps. The idea is for the next building to be in the neighborhood of 10 to 15,000 square feet and to do

portions of the building that were divisible by 5,000 square feet. Mr. Barrineau further stated it was similar to the Summerville Business Center, and would not rule out the possibility that someone would take the 15,000 square foot building.

Councilmember Spooner asked if there were wetlands on the 9 acres?

Mr. Barrineau stated the wetlands are along the road, there is a drainage easement that borders the 8-acre parcel to the left, and wetlands behind the high tension power lines and follows up to 17-A.

Councilmember Vaughn asked what were the buffer requirements?

Chairman Rozier responded that the buffer requirements for a building is 25 feet unless a fence is installed.

Mr. Scarborough stated in reference to the wetlands the southern boundary of the property goes up to a wetland that is part of the Sawmill Branch Flood Way. The northern boundary is the Sangaree Parkway.

Councilmember Mims asked would this be another Commerce Park?

Mr. Scarborough stated it would be a series of small buildings. The property owner has plans to develop the remainder of the property whether this change takes place or not. So, there would be additional development; he is already zoned for General Commercial, which would include a number of possibilities that would have a much higher traffic impact on the Sangaree Parkway than this particular business.

Chairman Rozier stated Light Industrial is more restrictive than General Commercial.

Councilmember Davis asked that the Supervisor check to see what kind of hazardous chemicals would be stored on the site?

Chairman Rozier stated he would check but the information he received indicated that no hazardous chemicals would be used at any time.

Councilmember Davis stated the Industrial Park at Crowfield is not across the street from 750 homes and a new subdivision that has 105 homes.

Councilmember Vaughn stated the Hamlets of Crowfield has 1,000 homes; Crowfield has over 5,000; and College Park probably has 3,000 and they all abut this property.

Councilmember Davis asked would the plant operate 24 hours a day when the injection molding starts?

Mr. Barrineau stated it may go to two 8-hour shifts but at this time it's not to be a 24 hours a day operation.

Mr. Scarborough stated that Bryan Crawford of Cornet would be glad to come to the meeting on Monday prior to second reading of this ordinance. He stated there would be approximately 25 high paying jobs maximum associated with this plant, which is almost twice the county's average.

Councilmember Crosby asked was there another building that could probably suit the needs of this type operation?

Mr. Scarborough stated that when they were asked to propose a site for this particular company, they were looking at a number of different counties. He stated this building best suited their needs. It was a very close contest between Berkeley County and another county and we were able to convince them that the workforce was better here and a better situation for the county.

Chairman Rozier stated they could certainly look for another facility or go to another county but he does not want to find out after they get all of the information that it would have been something that was good for the community and we don't have the opportunity to fulfill it.

Councilmember Davis stated Carolina Tractor has an empty building on Frontage Road not far from this site; they may want to look at that.

Mr. Scarborough stated that building has some environmental problems and is not suitable for what this company wants. They looked at other buildings in the Tri-county area; there were six buildings and three were in Berkeley County. He stated this building meets all of the requirements of the prospect. The owner of the Carolina Tractor building only wants to sell.

Mr. Scarborough stated the property owner has plans to develop the nine acres and whatever additional property is there in some way. He stated the County's best option is to do something that has the least impact on the community.

Chairman Rozier read the two requests into the record for First Reading as follows:

1. Request by Marc Hehn for Berkeley County Water & Sanitation Authority, 139 Farmington Road, Summerville, TMS #232-00-02-065 (5.6 acres) **from HI, Heavy Industrial District, to LI, Light Industrial District.** Council District No. 4.

2. Request by Woodie Smith for Manor Enterprises, Inc. 214 Sangaree Parkway, Summerville, TMS #232-00-02-111, (a 9 acres portion, 20.12 acres total), **from GC, General Commercial District, to LI, Light Industrial District.** Council District No. 4.

It was moved by Councilmember Crosby and seconded by Councilmember Vaughn to adjourn. The motion passed by unanimous voice vote of the Committee.

The Special Meeting adjourned at 8:50 p.m. for execution of documents and reconvened immediately for Public Discussion.

(During periods of discussion and/or presentations minutes are typically condensed and paraphrased.)

PUBLIC DISCUSSION

Ms. Robin Pittman of Sangaree indicated to Council she presently served as Chairman of the Sangaree Special Tax District Advisory Commission. Her concerns in regard to the business prospect for the Sangaree area were centered around: 1) The school bus stops within 100 feet of the proposed facility; 2) The hazardous materials; 3) How would this proposed business affect sales of any new businesses in the area? Ms. Pittman asked Council to consider the residents of Sangaree and realize the area was not an appropriate choice for this type facility? Ms. Pittman further asked how could Council begin any kind of action on these requests when the Planning Commission chose not to act because they didn't have enough information?

Ms. Dianne Stuart of 130 Manchester Road, Summerville, referenced the number of trucks that would be coming to the facility. She stated she did not see how any business could make a profit with one truck a week. They would have to update the fire departments and their children may be subjected to toxic smells and heat. Ms. Stuart stated they have a right to say what they want done with their community and to be heard.

Mr. Joe Foster of 121 Pioneer Pointe, Traitor Station, stated they wanted to know what the additional restrictions for Light Industrial compared to General Commercial was? He stated they needed to take into consideration that the Sangaree Business Park has been laid out and he knows of no businessman who would be willing to plow over an existing construction. What additional manufacturing plants would go into that location in his neighborhood with his two children if they rezone it Light Industrial?

Mr. Robert Myers of 106 Sugar Pine Place stated he would like to know if there was a similar plant of that size with 25 employees making toothbrushes in the United States?

Mr. Richard Poyns of 604 Longstreet, Summerville, stated there is a Kindergarten School two blocks away from this facility and if this does get approved, what about the traffic situation? Sangaree Parkway cannot handle any more traffic; it has two single lanes that is very narrow with a median and is in desperate need of repairs. What is the County going to do about widening that road past the truck stop down to the intersection?

Mr. Henry Brown of 121 Trenholm Drive, Sangaree, stated he has lived in Sangaree for over 25 years. He stated any information Council receives should be passed

down to the residents because he would like to be more informed before it goes to Third Reading.

Mr. Jerry Jackson of 105 Totem Court, Sangaree, asked what happens if this plant decides to close after a year and they have voted for Industrial Zoning? He stated at that point Mr. Smith could put whatever he wants in there as he could with the other nine acres. If they are going to rezone, why can't they go to something that doesn't allow plants or truck stops? Why can't they rezone to Residential?

Chairman Rozier stated it has to be a use that Mr. Smith agrees to; the Light Industrial is more restrictive than the Commercial.

Councilmember Vaughn stated that no one would think that it is a reasonable request to go Single Family Residential.

Mr. Gordon Roberts of 116 Ruffin Road, stated that when the building for this proposed plant was almost completed he asked and the people told him that building was going to be a truck stop for truckers. He stated Goose Creek has the only Hazmat Team and if they moved in, would Sangaree have to update their fire department for Hazmat materials and the residents be responsible for paying?

Mr. Lillian Johnson of 204 Longleaf Road, Sangaree stated her concern is that when industry moves in, the intent is for it to grow and make profit. She stated they do not know what kind of noises would be involved, obnoxious fumes, etc. They are concerned about the children and she is asking that County Council take a good look at this. She asked Chairman Rozier if he would still work to get them a good business in that area if they vote this down?

Chairman Rozier stated, "no mam"; a building is there and Mr. Smith thought he could use it for this purpose and he has a problem. His problem would not be resolved by not doing anything with the property.

Mr. Tom Church of 107 McDuffey Court stated that when they first got the letter he thought that Berkeley County Council was being the "Evil Empire" again. He stated he wanted to at least thank Council for listening to them tonight because it does seem as if they are concerned. He addressed the congestion of Sangaree Parkway with the trucks. Mr. Church asked was there a possibility of putting a wall up on the parkway and have them go out the other way? They have put a major bridge over 17-A and he would like to know if they could have the trucks use Frontage Road and reroute them from where the residents of Sangaree aren't trying to get out.

Ms. Randy Fitz of 104 Joseph Court, Sangaree stated they love where they live and cherish it. She stated she was present because she wanted to know what's going on and she won't give her opinion because she does not have enough information to come to the conclusion of what's right or wrong. Ms. Fitz stated she would be glad to go on the

tour to check the MSDS, the OSHA requirements and safety issues. If the plant would only employ 25 residents, it would appear that they are the majority with 6,000 residents.

The Public Discussion ended at 9:30 p.m.

S/Barbara B. Austin
Clerk of County Council

July 24, 2002
Date approved

NOTICE OF SPECIAL MEETING OF BERKELEY COUNTY COUNCIL

Chairman: Mr. James H. Rozier, Jr., Supervisor
Vice Chairman: Mrs. Judith K. Spooner, District No. 2

Members: Mr. Milton Farley, District No. 1
Mr. William E. Crosby, District No. 3
Mr. Charles E. Davis, District No. 4
Mr. Steve M. Vaughn, District No. 5
Mrs. Judy C. Mims, District No. 6
Mr. Caldwell Pinckney, Jr., District No. 7
Mr. Henry L. Richardson, Jr., District No. 8

There will be a **SPECIAL MEETING** of **BERKELEY COUNTY COUNCIL** on **Monday June 17, 2002**, in the Assembly Room, Berkeley County Office Building, 223 N. Live Oak Drive, Moncks Corner, South Carolina, following the meeting of the Committee on Finance, the meeting of the Committee on Public Works and Purchasing, the meeting of the Committee on Land Use, the meeting of the Committee on Planning and Development, the meeting of the Committee on Water and Sanitation, the meeting of the Committee on Human Services, the meeting of the Committee on Community Services, and the meeting of the Committee on Justice and Public Safety at **6:00 p.m.**

A G E N D A

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

PUBLIC DISCUSSION – Requests to be heard must be made prior to Call to Order and comments must be limited to Agenda items being considered for final action.

EXECUTIVE SESSION to discuss matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the county; or the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the

attorney-client privilege, settlement of legal claims, or the position of the County in other adversary situations involving the assertion against the County of a claim.

RESOLUTIONS:

1. A **RESOLUTION** approving the acceptance of various grants from the State of South Carolina, Department of Commerce, to provide for engineering and related services for **Project Bluebell**.

NEW BUSINESS:

1. **Request** by **Marc Hehn** for Berkeley County Water & Sanitation Authority, 139 Farmington Road, Summerville, TMS #232-00-02-065 (5.6 acres) **from HI, Heavy Industrial District, to LI, Light Industrial District**. Council District No. 4.

[Staff recommended approval]

[Planning Commission recommended table]

2. **Request** by **Woodie Smith** for Manor Enterprises, Inc. 214 Sangaree Parkway, Summerville, TMS #232-00-02-111, (a 9 acres portion, 20.12 acres total), **from GC, General Commercial District, to LI, Light Industrial District**. Council District No. 4.

[Staff recommended approval]

[Planning Commission recommended table]

ADJOURNMENT

PUBLIC DISCUSSION

June 12, 2002

S/ Barbara B. Austin

Clerk to County Council